



# For Sale

## Apartment

West End Lane | London | NW6

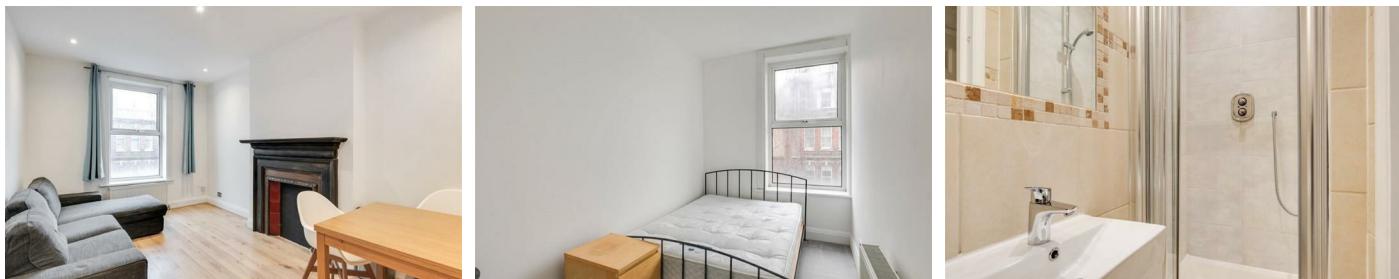
**Asking Price £550,000 | Leasehold**

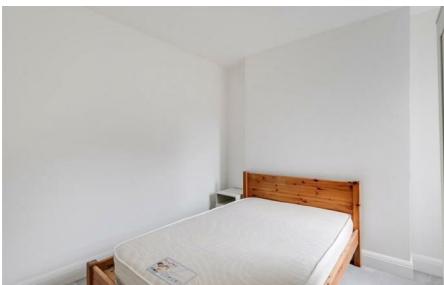
1 Receptions | 3 Bedroom | 2 Bathroom

- Three Double Bedrooms
- Situated on the Upper Floor
- Spacious Reception Room
- Ideal as a Home or Investment
- Leasehold
- Chain Free
- EPC | C



FREEDOM TO MOVE





### West End Lane, NW6

Approximate gross internal area  
67 sq m / 721 sq ft



The floor plan is not to scale and measurements and areas shown are approximate. These should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Hawks Estate Agents are presenting this recently modernised three bedroom property accessed on the prime location of West Hampstead's, West End Lane, boasting 721sq ft in size.

This property presented in good condition features three well spaced bedrooms, two bathrooms and a bright open plan dining and living area with ample storage throughout, ideal for a first time purchase or investment purposes.

The apartment enjoys close proximity to the vibrant amenities of West End Lane, perfectly placed for the extensive local shopping, cafes and restaurants of West Hampstead, with easy access to Thameslink, Jubilee and Overground networks at just 0.2-0.3 miles away. The area also benefits from the popular local farmers' market, held every Saturday just moments away, adding to the charm of this prime location.

Ground Rent=£200 p.a.

EPC | C

Council Tax | London Borough of Camden | D

Please call us - 0203 002 6769 to arrange a viewing!



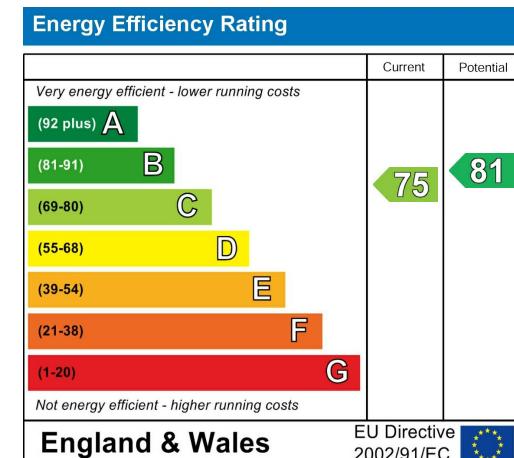
*Hawks*

Hawks

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Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-Free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

